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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

21179

That, I, J. ROBERT NICHOLS of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by RALPH L. BICKFORD and MARION C. BICKFORD, whose mailing address is RR 1, Box 581, Fairfield, Maine 04937, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RALPH L. BICKFORD AND MARION C. BICKFORD as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land with buildings thereon situate in Waterville in the County of Kennebec and State of Maine located at the intersection of the north-easterly side of the Pleasant Hill Drive right of way and the northwesterly side of the Blue Jay Way right of way, bounded and described as follows:

Beginning at a point on the northwesterly side line of the Blue Jay Way right of way at an iron pin at the intersection of said northwesterly side line of the Blue Jay Way right of way with the northeasterly side line of the Pleasant Hill Drive right of way, said point also being the southwesterly corner of Lot 69 as shown on subdivision plan, dated June, 1977, titled "Ridge Road Development, Final Plat" and recorded in the Kennebec County Registry of Deeds, File No. D-77074; thence North 66° 47' 00" East by the northwesterly side line of the Blue Jay Way right of way one hundred and sixty-five (165) feet to an iron pin at the southwesterly corner of Lot 68 as shown on said plan; thence North 39° 29' 14" West by the southwesterly side of said Lot 68 one hundred seventy-three and eight hundred and thirty-three thousandths (173.833) feet to an iron pin at the northwesterly corner of said Lot 68; thence South 44° 39' 11" West by the south-easterly side line of Lot 31 as shown on said plan one hundred and sixty (160) feet to an iron pin at the southerly corner of said Lot 31 and the northeasterly side line of the Pleasant Hill Drive right of way; thence South 45° 20' 49" East by the northeasterly side line of the Pleasant Hill Drive right of way thirty-one and seventy-six hundredths (31.76) feet to an iron pin; thence continuing by the northeasterly side line of the Pleasant Hill Drive right of way seventy-nine and ninety-five hundredths (79.95) feet to the point of beginning.

This conveyance is made subject to a two and five tenths (2.5) foot wide sewer service easement, the southeasterly side line of which is described as follows: Beginning at a point on the southwesterly side line of said Lot 69 and running northeasterly parallel with and two and five tenths (2.5) feet southeasterly of the southeasterly side line of said Lot 31 as shown on said plan to the north-easterly side line of said Lot 69.

Meaning and intending to describe Lot 69 as shown on a plan entitled "Lot 68 Subdivision Final Plat" dated August 15, 1977 and recorded in the Kennebec County Registry of Deeds in Plan File No. B 86189.

Being the same premises acquired by J. Robert Nichols and Evelyn G. Nichols in joint tenancy by deed of James A. McBrady dated October 13, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2071, Page 260; Evelyn G. Nichols passed away on October 25, 1985, whose estate is docketed in the Kennebec County Probate Court in Docket No. 85-696.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said RALPH L. BICKFORD AND MARION C. BICKFORD as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that I have good right to sell and convey the

same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said J. ROBERT NICHOLS, Grantor, relinquish and convey all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 18<sup>th</sup> day of September in the year one thousand nine hundred eighty-six.

Signed, Sealed and Delivered  
in the presence of

*Sc 1 Dubord*

*J. Robert Nichols*  
J. ROBERT NICHOLS

State of Maine, County of Kennebec ss.

September 18, 1986

Then personally appeared the above named J. Robert Nichols and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Stephen F. Dubord*

Notary Public

Print Name

My Commission expires

Stephen F. Dubord

Attorney At Law

Notary Public

My Commission Expires: 9/5/87



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